151.0	0002	0032.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 837,900 / 837,900
					USE VALUE: 837,900 / 837,900
					ASSESSED: 837,900 / 837,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LATTS GINNY R
Owner 2:	
Owner 3:	
Street 1:	41 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRENCH WILLIAM -
Owner 2:	-
Street 1:	41 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,125 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1941 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8125.000	306,900		531,000	837,900
Total Card	0.187	306,900		531,000	837,900
Total Parcel	0.187	306,900		531,000	837,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.68 | /Parcel: 431.6

Legal Description

User Acct 100198

GIS Ref

GIS Ref

Insp Date 04/14/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0032.A

!11858!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,900	0	8,125.	531,000	837,900	837,900	Year End Roll	12/18/2019
2019	101	FV	250,300	0	8,125.	497,800	748,100	748,100	Year End Roll	1/3/2019
2018	101	FV	249,700	0	8,125.	411,500	661,200	661,200	Year End Roll	12/20/2017
2017	101	FV	249,700	0	8,125.	378,300	628,000	628,000	Year End Roll	1/3/2017
2016	101	FV	249,700	0	8,125.	345,200	594,900	594,900	Year End	1/4/2016
2015	101	FV	248,500	0	8,125.	338,500	587,000	587,000	Year End Roll	12/11/2014
2014	101	FV	248,500	0	8,125.	314,600	563,100	563,100	Year End Roll	12/16/2013
2013	101	FV	248,500	0	8,125.	299,400	547,900	547,900		12/13/2012

PRINT

Date	Time
12/11/20	01:59:27

LAST REV

Date	Time
05/09/18	14:13:21
apro	
11858	

USER DEFINED

Prior Id # 1:	100198
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRENCH WILLIAM	46612-20		12/8/2005		537,500	No	No		
PIERSON PETER J	33957-111		10/31/2001		340,000	No	No		
PIERSON PHYLLIS	30163-298		5/13/1999	Family	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2006	471	Re-Roof	7,100			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Measured	372	PATRIOT
4/22/2006	MLS	MM	Mary M
1/26/2002	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8125		Sq. Ft.	Site		0	80.	0.82	9									530,998						531,000	

Total AC/HA: 0.18652 | Total SF/SM: 8125 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 530,998 | Spl Credit | Total: 531,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	127.602
Other Features:	99681
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344070
Depreciation:	37160
Depreciated Total:	306911

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1				HB	1	

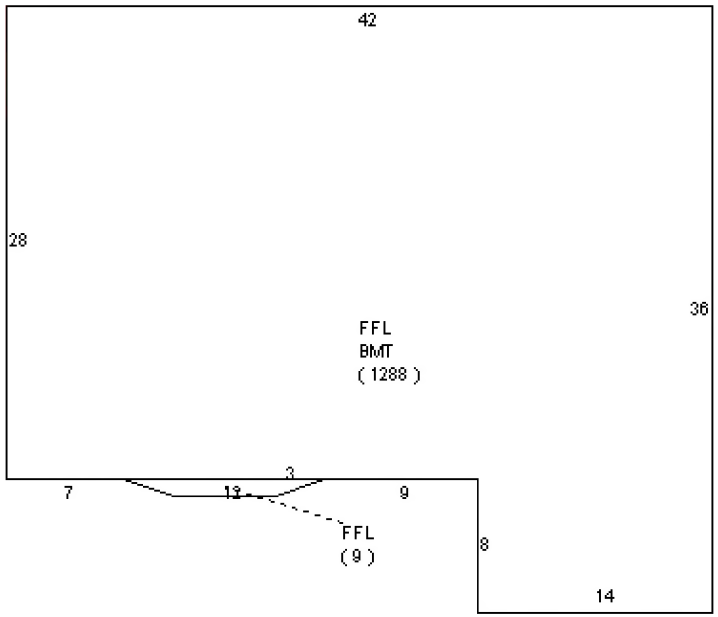
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.60
Special Features:	0	Val/Su Net:	118.72
Final Total:	306900	Val/Su SzAd	236.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,297	127.600	165,500
BMT	Basement	1,288	61.250	78,889

Net Sketched Area:	2,585			Total:	244,389
Size Ad	1297	Gross Are	2585	FinArea	1941

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0032.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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